



2 PRIMROSE TERRACE

SALTBURN-BY-THE-SEA, TS12 1BB

FREEHOLD

A well-presented two-bedroom terraced house situated in a desirable part of Saltburn-by-the-Sea. The property features comfortable living space, a modern kitchen, two bedrooms, family bathroom, and a private rear yard. Currently let, it offers an excellent opportunity for steady rental returns and potential uplift via refurbishment

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EPC Rating: D Council Tax Band: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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